

19194

T/A 38-25294-2-T
WARRANTY DEED (INDIVIDUAL)

vol 1783 page 445

GERALDINE AYRES also known as GERALDINE M. AYRES
 NED B. THOMAS and ROBIN G. THOMAS, husband and wife
 of Klamath, State of Oregon, described as:

Lot 11, Block 9, FIRST ADDITION TO CYPRESS VILLA, in the County of
 Klamath, State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
See attached Exhibit "A"
 and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.
 The true and actual consideration for this transfer is \$ 59,200.00.

Dated this 10th day of January, 1983.

Geraldine M. Ayres

STATE OF OREGON, County of Klamath) ss.

On the 10th day of January, 1983 personally appeared the above named
Geraldine M. Ayres and acknowledged the foregoing
 instrument to be her voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 2/14/85

The dollar amount should include cash plus all encumbrances existing against the property to which the
 property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration
 consists of or includes other property or value given or promised which is part of the whole
 consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:
 Mr. and Mrs. Ned B. Thomas
 4429 Lombard
 Klamath Falls, OR 97601
 Send Tax Statements to:
 Same as now listed (D.V.A.)

STATE OF OREGON,)

) ss.

County of _____
 I certify that the within instrument was received for record
 on the _____ day of _____, 19____,
 at _____ o'clock _____ M. and recorded in book _____
 on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____

Title _____

Deputy _____

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Cypress Villa.

4. An easement created by instrument, including the terms and provisions thereof,

Dated : February 23, 1973
 Recorded : March 5, 1973 Book: M-73 Page: 2291
 In favor of : Oregon Water Corporation, a public utility of the State of Oregon
 For : 8 foot wide easement for water mains and pipe-lines contiguous with the lot line common to Lots 10 and 11

5. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$50,000.00

Dated : May 27, 1981
 Recorded : May 28, 1981 Book: M-81 Page: 9436
 Mortgagor : Douglas Ayres and Geraldine Ayres, husband and wife
 Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs

which Mortgage the Grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . 3:48
 on the 10 day of Jan A.D. 19 83 at o'clock p.m. and
 duly recorded in Vol. M83, of Deeds on Page 445
 Fee \$8.00
 By Evelyn Biehn County Clerk